

A-6318 (a) & (b)(Variance Requests)

Construct a new house with a front portico:

a) with a stoop and two treads that would encroach a maximum of six feet, six inches (6'-6"); and

b) a roof and gutter, which would encroach a maximum of seven feet, six inches (7'-6")

forward of the twenty-five (25) foot front building restriction line.

Mr. Brendan O'Neill, Sr.
106 Newlands Street*

*This address reflects a re-subdivision of the property formerly known as 104 Newlands Street, previously recorded as Lots 12, 13 and Part of 14 in Block 46, into two properties: Lot 13 and Part of 12 in Block 46, now known as 106 Newlands Street; and Lot 14 in Block 46, known as 104 Newlands Street.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 13th day of May, 2013 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6318 (a) & (b)
MR. BRENDAN O'NEILL, SR.
106 NEWLANDS STREET*
CHEVY CHASE, MARYLAND 20815**

The applicant seeks a variance from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to construct a new house with a front portico:

- a) with a stoop and two treads that would encroach a maximum of six feet, six inches (6'-6"); and
- b) a roof and gutter, which would encroach a maximum of seven feet, six inches (7'-6") forward of the twenty-five (25) foot front building restriction line.

The Chevy Chase Village Code § 8-17 (c) states:

No structure or play equipment of any description shall be erected within twenty-five (25) feet of the front line of any lot.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting and confronting property owners on the 2nd day of May, 2013.


**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

*This address reflects a re-subdivision of the property formerly known as 104 Newlands Street, previously recorded as Lots 12, 13 and Part of 14 in Block 46, into two properties: Lot 13 and Part of 12 in Block 46, now known as 106 Newlands Street; and Lot 14 in Block 46, known as 104 Newlands Street.

MAILING LIST FOR APPEAL A-6318

MR. BRENDAN O'NEILL, SR.
O'NEILL DEVELOPMENT
11 RUSSELL AVENUE
GAITHERSBURG, MD 20877

Adjoining and confronting property owners	
Ms. Laura Rosenfeld Barnes; Mr. Phillip Rosenfeld; & Mr. David Rosenfeld c/o Mr. Ronald Rosenfeld 1881 N. Nash Street #TS 10 Arlington, VA 22209	Mr. & Mrs. Robert S. Morgenstern Or Current Resident 16 Newlands Street Chevy Chase, MD 20815
Mr. & Mrs. Arthur J. Phelan Or Current Resident 6300 Brookville Road Chevy Chase, MD 20815	Mr. & Mrs. Thomas B. Leachman Or Current Resident 103 Newlands Street Chevy Chase, MD 20815
Mr. George A. Boinis Or Current Resident 105 Newlands Street Chevy Chase, MD 20815	Mr. Richard Ruda Or Current Resident 108 Newlands Street Chevy Chase, MD 20815
Ms. Martha L. Dippell & Mr. Daniel L. Korengold Or Current Resident 101 East Melrose Street Chevy Chase, MD 20815	Ms. Francesca Danieli & Mr. Gary Gensler Or Current Resident 105 East Melrose Street Chevy Chase, MD 20815
Ms. Susan Goldberg & Mr. Geoffrey Etnire Or Current Resident 111 East Melrose Street Chevy Chase, MD 20815	Mr. & Mrs. Patrick O'Brien Or Current Resident 115 East Melrose Street Chevy Chase, MD 2081511


I hereby certify that a public notice was delivered to the aforementioned property owners on the 2nd day of May 2013.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



May 2, 2013

Mr. Brendan O'Neill, Sr.
O'Neill Development
Brewster-Lipscomb House
11 Russell Avenue
Gaithersburg, MD 20877

Dear Mr. O'Neill:

Please note that your request for a variance to construct a new house a) with a stoop and two treads that would encroach a maximum of six feet, six inches (6'-6"); and b) a roof and gutter, which would encroach a maximum of seven feet, six inches (7'-6") forward of the twenty-five (25) foot front building restriction line is scheduled before the Board of Managers on Monday, May 13, 2013 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

Chevy Chase Village Building Permit Application

Permit No: 6318

Property Address: 104 Newlands

Resident Name: Ronald Rosenfeld

Daytime telephone: 703-516-4350

Cell phone:

After-hours telephone:

E-mail: ronald.rosenfeld@gmail.com

Project Description:

new single family house with detached garage

☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☐ Resident

☐ Architect

☐ Project Manager

☒ Contractor*

*MHIC/MD Contractor's License No. (required):

Information for Primary Contact for Project (if different from property owner):

Name: Brendan O'Neill Sr.

Work telephone: 301-840-9310x103

After-hours telephone:

Cell phone: 240-388-7477

E-mail: Brendan O'Neill Sr <boneillsr@oneilldev.com>

Will the residence be occupied during the construction project?

☐ Yes

☒ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

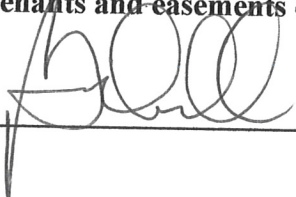
- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: 

Date: 4/22/13

To be completed by Village staff:

Is this property within the historic district? Yes ☐ No ☒ Staff Initials: EB
Date application filed with Village: 4/22/13 Date permit issued: _____ Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:
DENIED APR 22 2013 Chevy Chase Village Manager	Application denied for the following reasons:

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>5400</u> (see Permit Fee Worksheet) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)	
Tree Preservation Plan Fee: <input checked="" type="checkbox"/> \$250.00 <input type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>\$5650.00</u>	
	Date: <u>4/22/13</u> Staff Signature: <u>[Signature]</u>
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Village Manager Signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature:

Chevy Chase Village

Application for a Variance

A variance is permission granted to a landowner to depart from the specific requirements of the Village zoning ordinance and allows a landowner to use land differently than specified in the ordinance. The variance is a written authorization from the Board of Managers permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property: 104 NEWLANDS ST CHEVY CHASE, MD	
Describe the Proposed Project: PROPOSED NEW HOME SHALL BE CONSTRUCTED WITH FRONT PORCH PROTRUDING 6'6" FROM FRONT OF MAIN HOUSE WITH PORCH OVERHANG EXTENDING AN ADDITIONAL 6" FOR A TOTAL PROTRUSION OF 7'. VARIANCE REQUESTS THAT THE PORCH BE ALLOWED TO EXTEND FULLY INTO THE 25' FRONT YARD SETBACK	
Applicant Name(s) (List all property owners): RONALD ROSENFELD	
Daytime telephone: 703-516-4350	Cell:
E-mail: RONALD.ROSENFELD@GMAIL.COM	
Address (if different from property address): TURNBERRY TOWERS SUITE TS10 1881 NORTH NASH ST. ARLINGTON VA 22209	
For Village staff use:	
Date this form received: 4/22/13	Variance No: A-6318

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☐ Completed Chevy Chase Village Application for a Variance (this form)
- ☐ Completed Chevy Chase Village Building Permit Application
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants applicable to the property except for variances from Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☐ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: _____

Date: _____

Applicant's Signature: _____

Date: _____

AGENT FOR RONNIE
ROSENFELD

Describe the basis for the variance request (attach additional pages as needed).

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

SEE ATTACHED APPEAL STATEMENT

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

DITTO

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

DITTO

In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Variance Filing Fee <i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <input type="checkbox"/> Other: \$ _____ Fee Paid: \$300.00	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date Paid: 4/22/13 Staff Signature: [Signature] Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: _____ Signature: _____ Village Manager
--	---

O'NEILL DEVELOPMENT

Brewster-Lipscomb House- 11 Russell Avenue Gaithersburg, MD 20877 301.840.9310 x103 Fax 301.840.9371 www.oneilldev.com

April 22, 2013

Appeal Statement

We respectfully request approval from the Board of Managers for a Variance to Section 8-17C of the Village Code which states that no structure of any design shall be erected within 25' of the front line of any lot. Specifically we are requesting that the front entry porch of our proposed single family residence be allowed to encroach into the 25' front yard building setback.

Background:

O'Neill Development, contract owner of lot 42, 104 Newlands St. Chevy Chase, MD, plans to construct a home designed by David Jones, on the subject lot. This house will replace a house that was demolished several years ago on that lot.

Appeal Statement:

Our request is based on the following:

1. Enforcement of the requirements of Section 8-17C would result in hardship due to the fact that the house would be forced toward the rear, further pinching an already tight rear yard.
2. The proposed variance would meet the intent and spirit of the Village Code which is to keep the front façade in line with the rest of the houses on that side of Newlands St. Or conversely, would create an awkward setback of the proposed house from the neighbors houses whose facades are all on the 25' setback line (see attached plat)
3. The variance would violate an original covenant applicable to the property but, as stated in the next paragraph (4), there is precedent in that the previous house on the property violated this covenant.
4. The previous house on this property not only encroached on the 25' setback but had a front porch that encroached as well (see attached Snyder and Associates building location survey).
5. Two of the neighboring houses on the same side of Newlands have their front facades encroaching in the setback area. (see attached plat)
6. Three of the neighboring houses have stoops that encroach in the setback. (see attached plat)
7. Placement of the porch in the 25' setback area will not block air circulation, or adversely change the character of the property, or create unsafe conditions, or block vistas, or restrict air circulation or decrease green space.

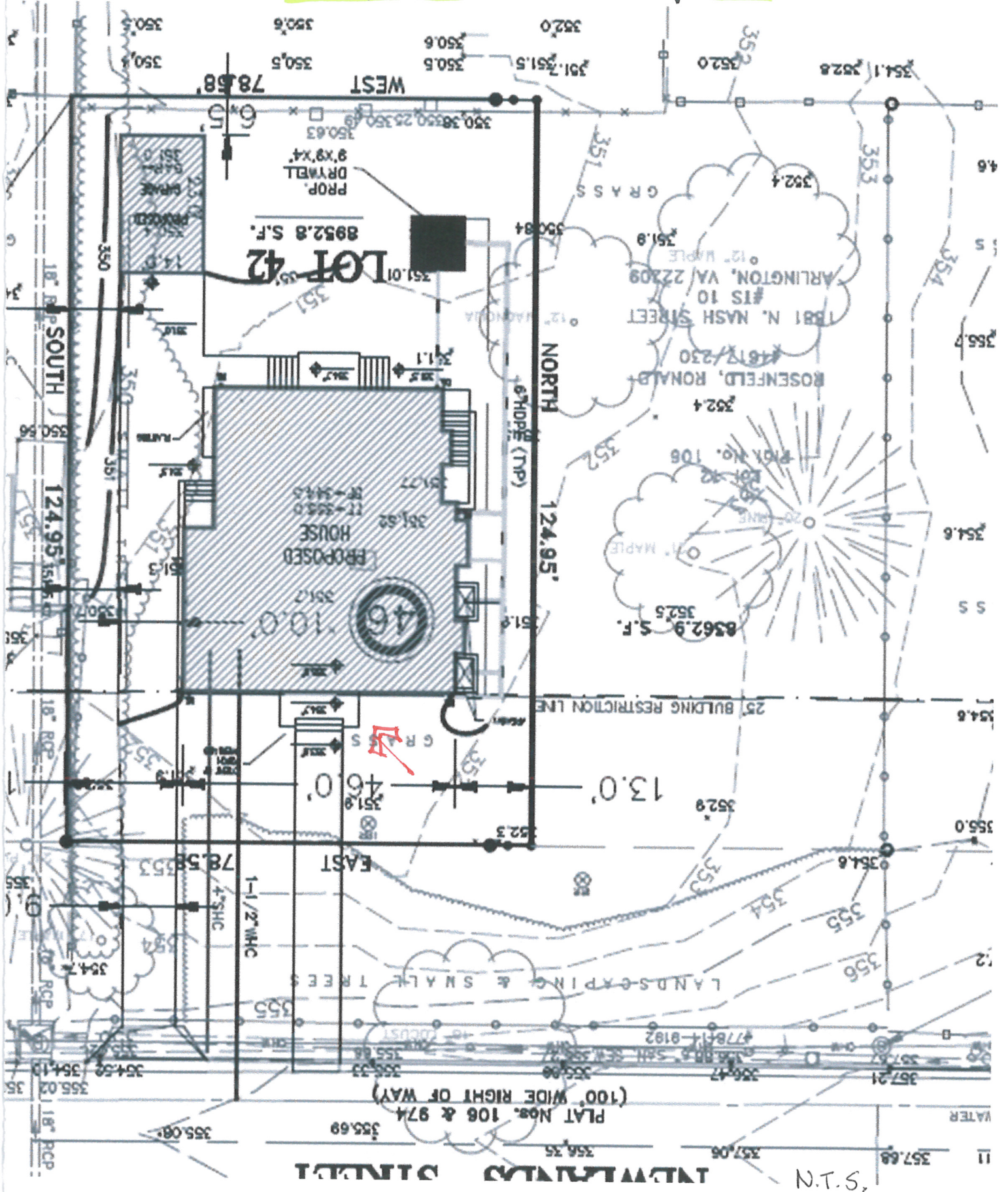
Summary:

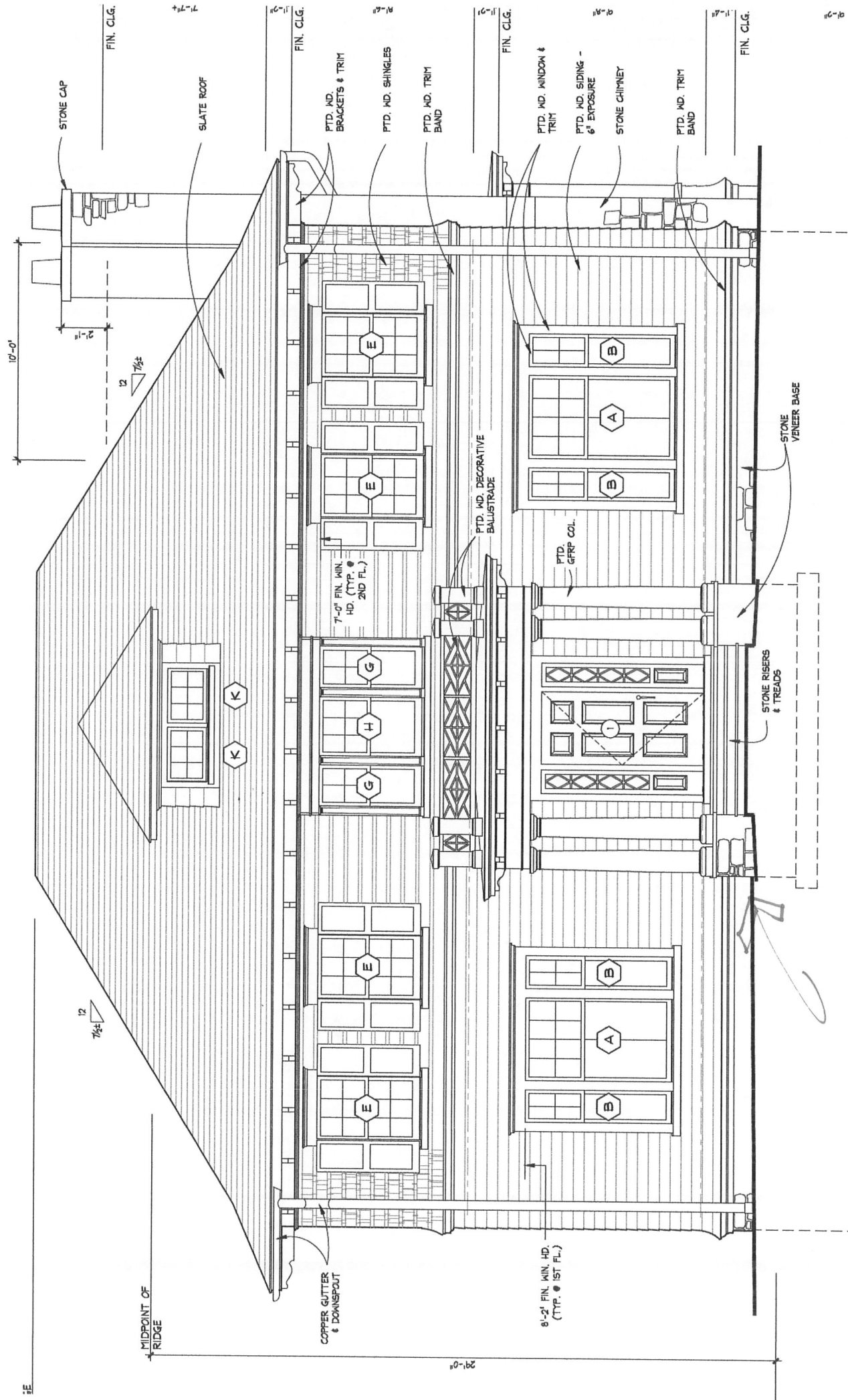
It is hoped that the Board will recognize that if the variance is approved, the front facades of all the houses on the south side of Newlands will remain aligned, as was historically the case when the original house existed. Further it is hoped that the Board recognizes that there is precedent for encroachment on this lot because the main house as well as the front porch of the previous house both encroached past the front yard setback. The new house façade will comply with the setback. We are asking for variance for just the front porch, thereby improving the condition over the original house.

Respectfully submitted,

Brendan O'Neill Sr
O'Neill Development

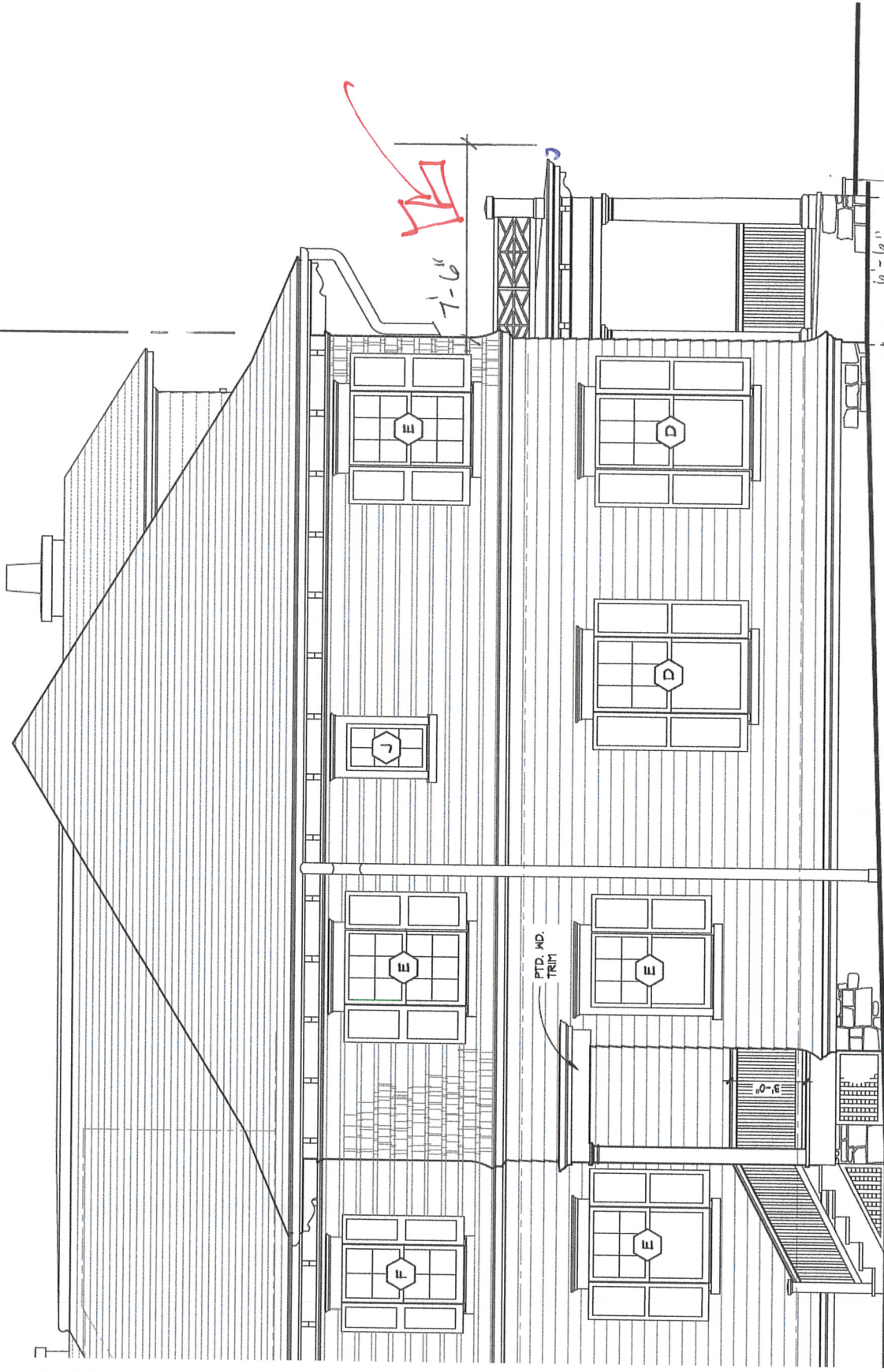
PROPOSED SITE PLAN





Proposed Front Elevation

25' BRL

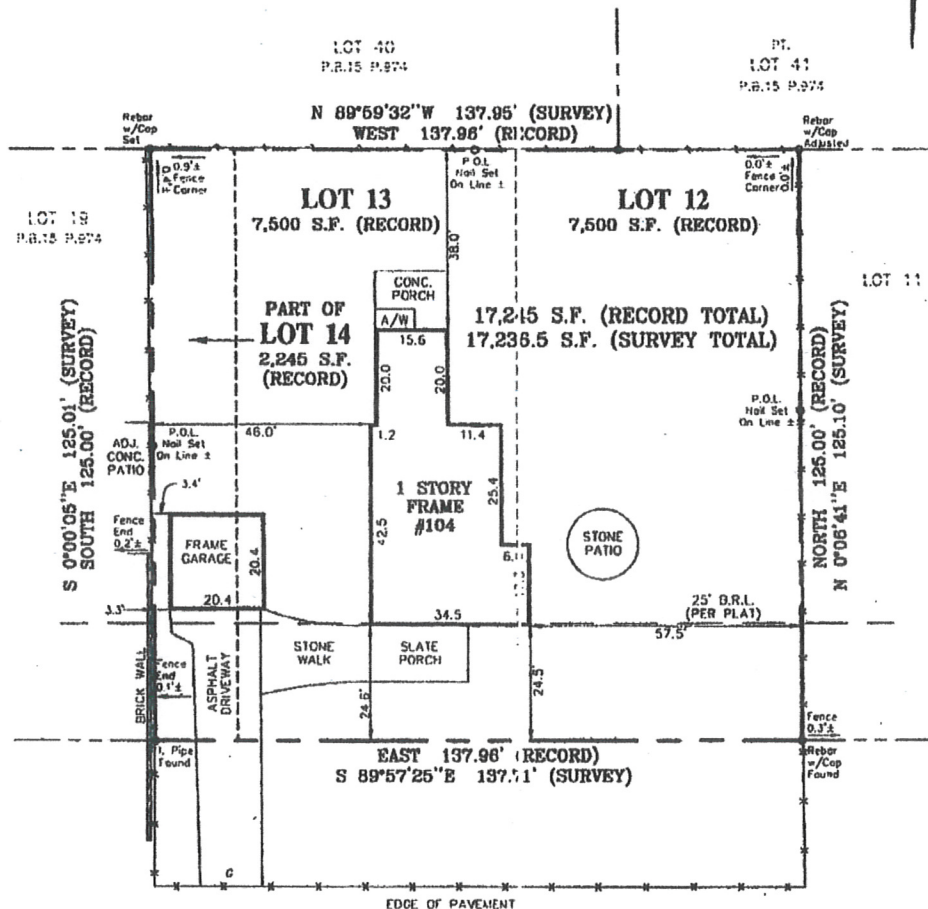


PROPOSED SIDE ELEVATION

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "X" per H.U.D. panel No. 0455D.
- 2) All property corners have been recovered or set and verified per field survey performed: April 17, 2007.



NEWLANDS STREET
(100' R/W PIR PLAT)

EDGE OF PAVEMENT

PREVIOUS HOUSE ON LOT

PLAT OF SURVEY
LOTS 12, 13 & PART OF 14
BLOCK 46, SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

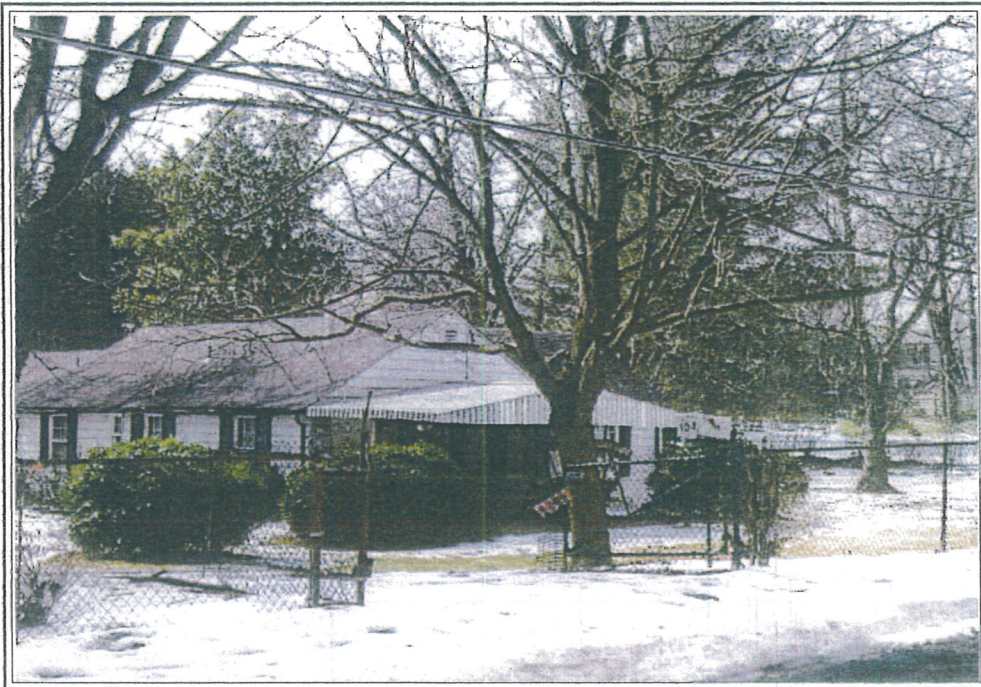


All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	2	20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288	
		PLAT NO.	106		
		LIBER	32065	DATE OF LOCATIONS	SCALE: 1" = 30'
		FOLIO	308	WALL CHECK:	DRAWN BY: A.L.W.
MONTGOMERY COUNTY, MARYLAND				HSE. LOC.: 3-13-07	JOB NO.: 07-1381B
MAYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 20229				PROP. CORRS.: 4-17-07	

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 07020802
Property Address: 104 Newlands Street	Case No.:
City: Chevy Chase	State: MD Zip: 20815
Lender:	



**FRONT VIEW OF
SUBJECT PROPERTY**

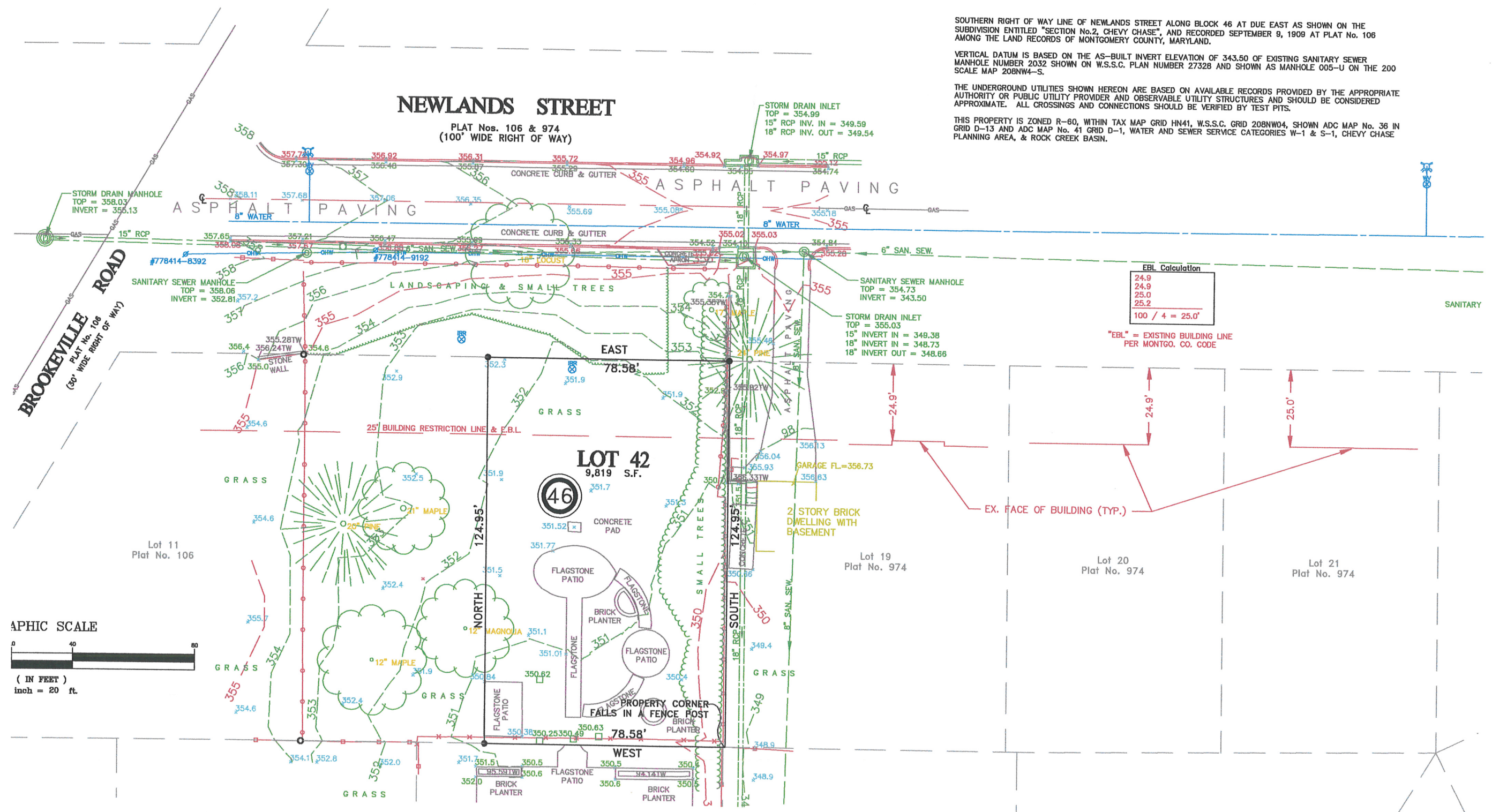
Appraised Date:
Appraised Value: \$



**REAR VIEW OF
SUBJECT PROPERTY**

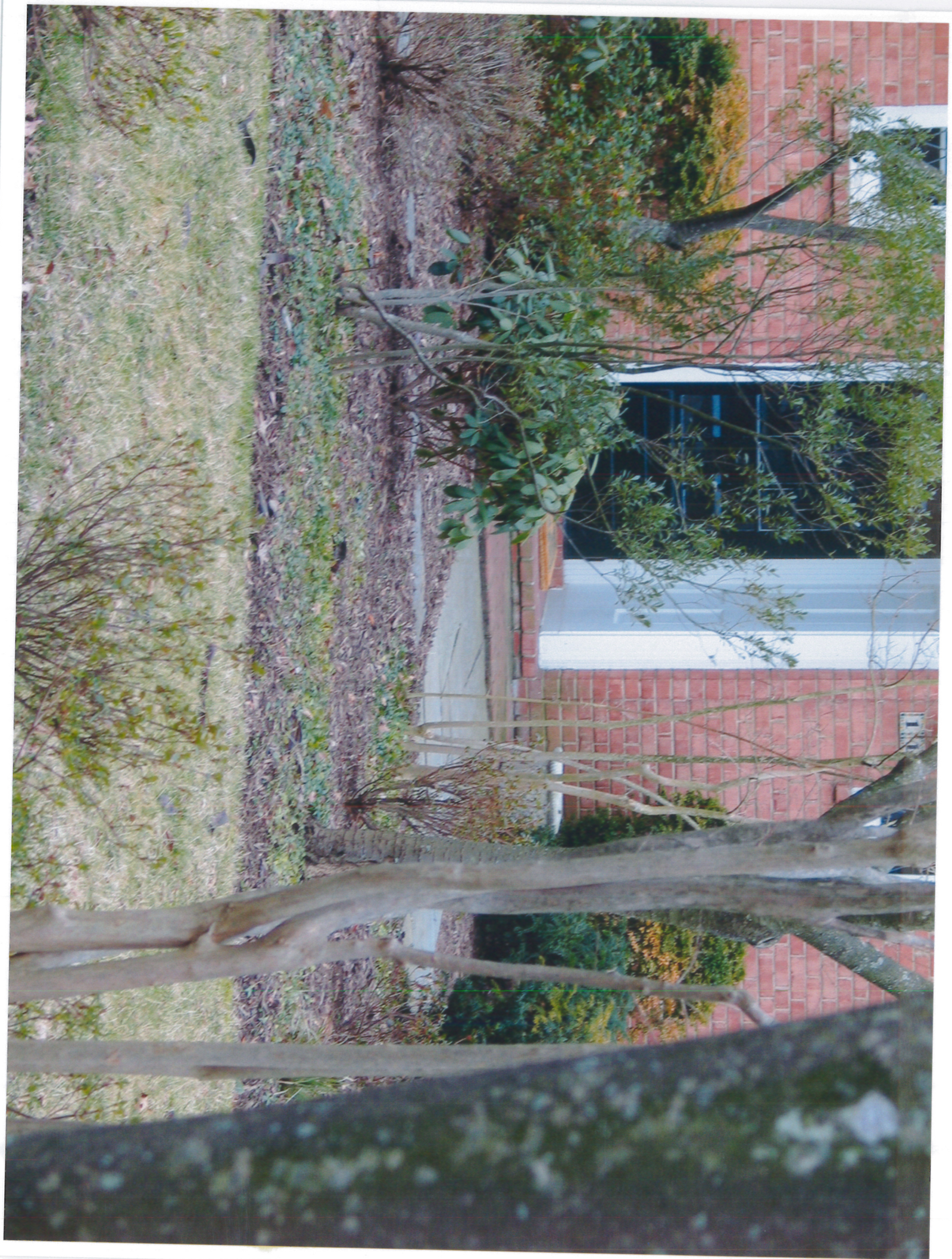


STREET SCENE









April 22, 2013

Board of Managers
c/o Ellen Sands, Permit and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Re: 106 Newlands Street
Request for variance on front yard setback

Dear Ellen:

My wife and I live at 111 E. Melrose Street and our house backs up to the rear property line of 106 Newlands. We are impacted more than any other neighbor by the proposed development of a new house at 106 Newlands .

The developer, Mr. Brendan O'Neill, has met with us on several occasions to discuss his plans and seek our input with regard to the house. We appreciate that effort and his responsiveness to our concerns. Despite the impacts on us, we fully support his proposal.

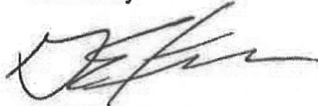
As you know, Mr. O'Neill's variance request seeks to allow the encroachment of the proposed front porch of his new house into the 25' front yard setback. The front facades of all the other homes on Newlands are built in the same manner -- the front stoop/porches encroach into the technical setback area. In addition, the previous house on this lot that Mr. Rosenfeld demolished had a front porch encroachment into the setback area.

These facts aside, moving the house forward would certainly lessen the impact of the new construction on our rear yard and house. We would appreciate it very much if the Board of Managers would allow this encroachment into the setback.

We have confidence in Mr. O'Neill and his plans and ask that the City approve his project as soon as possible.

I would be happy to testify before the Board in support of this variance. Please keep me informed of any upcoming hearings

Sincerely



Geoffrey C. Etnire
111 E. Melrose Street
etnire@yahoo.com
Cell phone: 408.799.2992

EXAMINED

*Mailed to
Shas Fisher
108-10-13-14
Kish O.C.
1-12-21*

At the request of William Jett Lauck and Eleanor D. Lauck the following Deed was recorded July 26th, A.D. 1920 at 9.48 o'clock A.M. to wit:-

THIS DEED, Made this 20th day of May in the year one thousand nine hundred and twenty by and between The Chevy Chase Land Company, of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and William Jett Lauck and Eleanor D. Lauck, his wife, of the State of Maryland, parties of the second part;

Witnesseth, that the said party of the first part, for and in consideration of the sum of Fifteen hundred and eighteen and 75/100 (1518.75) Dollars to it paid by the said parties of the second part, and of the covenants and agreements of the said parties of the second part as hereinafter set forth, does hereby grant and convey unto the said parties of the second part, in fee simple, as tenants by the entirety, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely: Part of lots numbered Six (6), Seven (7), Thirteen (13) and Fourteen (14) in Block numbered Forty-six (46), Section Two (2), "Chevy Chase" a subdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, as per plat of said subdivision recorded in Plat Book No. 2 page 106, of the Land Records of Montgomery County, Maryland being a re-record of the plat of subdivision recorded among said Land Records in Liber J.A. No. 36 folio 61, described by metes and bounds, as follows, namely:-

Beginning for the same on the North line of Melrose Street at a point distant two hundred and eighty five and eighty-eight hundredths (285.88) feet east from the intersection of said line of said street with the easterly line of the Brookville Road (said point, of beginning being the southeast corner of the parcel of land conveyed by the said The Chevy Chase Land Company of Montgomery County, Maryland, to the said William Jett Lauck et ux. by Deed recorded in Liber No. 288 folio 243 et seq. of the Montgomery County, Maryland, Land Records), and running thence East along said line of Melrose Street, Forty-five (45) feet; thence North and at right angles to said street, One hundred and thirty-five (135) feet; thence West and parallel with said street, Forty-five (45) feet, and thence south and at right angles to said street, one hundred and thirty-five (135) feet to Melrose Street, and the place of beginning.

To Have and To Hold the said land and premises, with the improvements, easements and appurtenances, unto and to the use of the said parties of the second part, as tenants by the entirety, in fee-simple.

In Consideration of the execution of this Deed, the said parties of the second part, for themselves and for each of them, for their and each of their heirs and assigns, hereby covenant and agree with the party of the first part, its successors and assigns (such covenants and agreements to run with the land) as follows, viz:

1. That all houses upon the premises hereby conveyed shall be build and used for residence purposes exclusively, except stables, carriage-houses, sheds or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises; and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.

(\$10.00) Dollars the said
Parr party of the second
or parcel of ground situate,
being the same land which the
tin by deed dated the 23
Montgomery County, State of
bed as follows to wit: All
Chevy Chase, Maryland,
Land Records of Montgomery
the said Lot 7 being part of Lot
8, 9, 13 and 17 of William
at No. 62, Plat Book No. 1.
ments thereupon, erected, made,
ments, privileges, appurten-
ments appertaining.
parcel of ground and premises
conveyed, together with the
belonging or appertaining
ver of the said Isabel Parr
ovenant that they will
eyed; that they are seized of
ey said land; that the said
that they have done no act to
her assurances of said land as

Joseph Parr. (Seal)
Parr. (Seal)

July 1920, before the subscriber
and Mary E. Parr his wife, and
official seal this 14th day of
Martin.

In the case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than Three Thousand (3000) Dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of The Chevy Chase Land Company, of Montgomery County, Maryland, its successors and assigns (assigns including any person or person deriving title mediately or immediately from said Company to any lot or square, in the Section of the Subdivision of which the land hereby conveyed forms a part).

And the said party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In Testimony Whereof, on the day and year first hereinbefore written, the said The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward J. Stellwagen, its President, attested by George E. Fleming its Secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint George E. Fleming its true and lawful Attorney-in-fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

The Chevy Chase Land
Co. of Montgomery Co.,
Maryland.

The Chevy Chase Land Company, of
Montgomery County, Maryland.

By: Edward J. Stellwagen.
President.

Attest;

George E. Fleming, Secretary.

(Internal Revenue \$2.00)

District of Columbia, to wit;

I, Albert W. Sicussa a Notary Public in and for the said District of Columbia, do hereby certify that George E. Fleming who is personally well-known to me to be the person named as Attorney-in-fact in the foregoing and annexed Deed, dated the 20th day of May 1920, to acknowledge the same, personally appeared before me in said District of Columbia, and as Attorney-in-fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid Deed, acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

EXAMINE

Mailed to
The Register
in Wash.
D.C.
1-12-21